

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-------------------------|
| 871 | | CONCORD TPKE, ARLINGTON |

OWNERSHIP

| OWNERSHIP | | Unit #: | |
|-----------|------------------|---------|------------|
| Owner 1: | LOGAN YVONNE C | | |
| Owner 2: | | | |
| Owner 3: | | | |
| Street 1: | 871 CONCORD TPKE | | |
| Street 2: | | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | Own Occ: Y |
| Postal: | 02476 | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|------------------------------|-------|--|
| Owner 1: | DUNLAP JOHN/TRUSTEE - | | |
| Owner 2: | 871 CON TPKE TRUST/LESTATE - | | |
| Street 1: | 871 CONCORD TPKE | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | |
| Postal: | 02476 | | |

NARRATIVE DESCRIPTION

This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Vinyl Exterior and 1636 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | | | |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|----------|--|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 0.18770 | Total SF/SM: | 8176 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | | Total: | 479.002 | Spl Credit | | Total: | 479.000 |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|----------|--|--------|---------|------------|--|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|
| 101 | 8176.000 | 274,300 | | 479,000 | 753,300 |
| | | | | | |
| | | | | | |
| Total Card | 0.188 | 274,300 | | 479,000 | 753,300 |
| Total Parcel | 0.188 | 274,300 | | 479,000 | 753,300 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 460.45 | /Parcel: 460.45 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 101 | FV | 274,300 | 0 | 8,176. | 479,000 | 753,300 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 265,200 | 0 | 8,176. | 479,000 | 744,200 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 265,400 | 0 | 8,176. | 479,000 | 744,400 | 744,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 213,600 | 0 | 8,176. | 449,100 | 662,700 | 662,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 197,500 | 0 | 8,176. | 371,200 | 568,700 | 568,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 197,500 | 0 | 8,176. | 341,300 | 538,800 | 538,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 197,500 | 0 | 8,176. | 311,400 | 508,900 | 508,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 185,700 | 0 | 8,176. | 305,400 | 491,100 | 491,100 | Year End Roll | 12/11/2014 |

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 3/2/2018 | SQ Returned | EMK | Ellen K |
| 11/14/2016 | Measured | DGM | D Mann |
| 10/28/2008 | Meas/Inspect | 345 | PATRIOT |
| 11/2/2005 | Fieldrev-Chg | BR | B Rossignol |
| 2/25/2005 | Fieldrev-Chg | BR | B Rossignol |
| 2/24/2005 | Permit Visit | BR | B Rossignol |
| 12/20/1999 | Inspected | 276 | PATRIOT |
| 12/7/1999 | Mailer Sent | | |
| 11/24/1999 | Measured | 256 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

[illegible]

| | | | | |
|---------|------------|--|--------|---------|
| 479,002 | Spl Credit | | Total: | 479,000 |
|---------|------------|--|--------|---------|

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Database: AssessPro - ArchiveProArling

2023

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